

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

January 1, 2016 thru March 31, 2016 Performance Report



Grant Number:

B-08-MN-13-0001

Obligation Date:**Award Date:****Grantee Name:**

Atlanta, GA

Contract End Date:

03/17/2013

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$12,316,082.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$12,316,082.00

Estimated PI/RL Funds:

\$2,614,531.70

Total Budget:

\$14,930,613.70

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:****Distribution and and Uses of Funds:****Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$14,480,746.46

Total Budget

\$0.00

\$14,480,746.46

Total Obligated

\$0.00

\$14,421,385.96

Total Funds Drawdown

\$0.00

\$13,603,845.07

Program Funds Drawdown

\$0.00

\$11,723,287.22

Program Income Drawdown

\$0.00

\$1,880,557.85

Program Income Received

\$0.00

\$2,200,491.61

Total Funds Expended

\$64,546.70

\$13,653,932.66



Match Contributed

\$32,494.50

\$15,712,034.81

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$15,712,034.81
Limit on Public Services	\$1,847,412.30	\$0.00
Limit on Admin/Planning	\$1,231,608.20	\$1,245,634.70
Limit on State Admin	\$0.00	\$1,245,634.70

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,079,020.50	\$4,068,431.16

Overall Progress Narrative:

During this reporting period, the Fulton County/City of Atlanta Land Bank Authority (LBA) continued maintenance on all land banked properties. The LBA and the Office of Housing is working on a disposition strategy for the remaining properties.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-NSP1-ADMN, Planning/Administration	\$0.00	\$1,331,608.00	\$1,052,572.87
2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$0.00	\$8,695,187.39	\$7,117,789.65
2008-NSP1-DEMO, Demolition	\$0.00	\$301,850.00	\$301,850.00
2008-NSP1-FIN, Financing	\$0.00	\$410,000.00	\$390,231.33
2008-NSP1-LBA, Land Banking	\$0.00	\$927,436.61	\$830,962.09
2008-NSP1-REDV, Redevelopment	\$0.00	\$3,000,000.00	\$2,029,881.28



Activities

Project # / Title: 2008-NSP1-ARD / Aquisition/Rehab/Disposition

Grantee Activity Number: 25210408.112.220131844 (RHB) 340 Holly LH25

Activity Title: 340 Holly Street (FCCALBA/Achor Center)

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Achor Center

Overall

	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$698,595.20
Total Budget	\$0.00	\$698,595.20
Total Obligated	\$0.00	\$698,595.20
Total Funds Drawdown	\$0.00	\$511,907.21
Program Funds Drawdown	\$0.00	\$442,874.61
Program Income Drawdown	\$0.00	\$69,032.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$511,907.21
Achor Center	\$0.00	\$355,319.44
COA/Fulton County Land Bank Authority	\$0.00	\$156,587.77
Match Contributed	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent a foreclosed and vacant multifamily property to households at or below 50% of the AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

- 340 Holly Street - The LBA acquired 340 Holly in June 2011. LBA awarded this project to APD Solutions in October 2012. APD Solutions has been unable to move this project to substantial completion and is working to

transfer the project back to LBA. It is anticipated that the property will be transferred back to LBA in an upcoming reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/12	0/0	0/12	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.114.220131844 (RHB) LMMI

Activity Title: LBA Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2016

N/A

To Date

\$1,275,000.00

Total Budget

\$0.00

\$1,275,000.00

Total Obligated

\$0.00

\$1,275,000.00

Total Funds Drawdown

\$0.00

\$1,145,423.11

Program Funds Drawdown

\$0.00

\$784,737.64

Program Income Drawdown

\$0.00

\$360,685.47

Program Income Received

\$0.00

\$312,495.59

Total Funds Expended

\$64,546.70

\$1,209,969.81

COA/Fulton County Land Bank Authority

\$64,546.70

\$1,209,969.81

Match Contributed

\$32,494.50

\$32,494.50

Activity Description:

Location Description:

Activity Progress Narrative:

· 2704 Lisa Dr. – This property was awarded to Atlanta Neighborhood Development Partnership (ANDP) and transferred from The Fulton County/ City of Atlanta Land Bank Authority (LBA) on January 16, 2014. Rehabilitation began in June 2014, and was completed in November 2014. This property was sold on March 28, 2016 to an 80% AMI homebuyer.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/5
# of Singlefamily Units	1	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	1	1	0/0	2/0	5/6	40.00
# Owner Households	0	1	1	0/0	2/0	5/4	40.00
# Renter Households	0	0	0	0/0	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: 2008-NSP1-LBA / Land Banking

Grantee Activity Number: 25210408.114.220131844 (LBA) Lamar/Wadley

Activity Title: Lamar/Wadley Project

Activitiy Category:

Acquisition - general

Project Number:

2008-NSP1-LBA

Projected Start Date:

03/05/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$317,288.57
Total Budget	\$0.00	\$317,288.57
Total Obligated	\$0.00	\$317,288.57
Total Funds Drawdown	\$0.00	\$299,035.94
Program Funds Drawdown	\$0.00	\$297,745.94
Program Income Drawdown	\$0.00	\$1,290.00
Program Income Received	\$0.00	\$40,953.26
Total Funds Expended	\$0.00	\$306,643.96
COA/Fulton County Land Bank Authority	\$0.00	\$306,643.96
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquire and maintain foreclosed multifamily projects in areas of greatest need

Location Description:

Areas of Greatest Need in the City Limits of Atlanta

Activity Progress Narrative:

During this reporting period, the Fulton County/City of Atlanta Land Bank Authority (LBA) and the Office of Housing met with several developers interested in acquiring the properties. LBA will continue to maintain the properties and meet with interested developers until a redevelopment strategy is agreed upon.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	40/40
# of Multifamily Units	0	40/40

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: 2008-NSP1-REDV / Redevelopment**Grantee Activity Number: 25210408.114.220131844 (RDVA)****Activity Title: COA/Fulton County Land Bank Authority****Activity Category:**

Acquisition - general

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:**Responsible Organization:**

COA/Fulton County Land Bank Authority

Overall

	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$651,704.33
Total Budget	\$0.00	\$651,704.33
Total Obligated	\$0.00	\$651,704.33
Total Funds Drawdown	\$0.00	\$465,757.45
Program Funds Drawdown	\$0.00	\$459,048.21
Program Income Drawdown	\$0.00	\$6,709.24
Program Income Received	\$0.00	\$121,176.65
Total Funds Expended	\$0.00	\$477,243.63
COA/Fulton County Land Bank Authority	\$0.00	\$477,243.63
Match Contributed	\$0.00	\$0.00

Activity Description:

To acquire, rehab or construct vacant housing units for sale or for rent for household at 120% AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

· 1515 Westwood –TheLBA acquired 1515 Westwood in 2014[LM1] . This property will become a part of the phase 6 bid package. The Request for Proposal (RFQ) process will begin no later than second quarter of 2016.
[LM1]Please add month

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/9
# of Singlefamily Units	0	2/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/0	2/9	50.00
# Owner Households	0	0	0	0/0	0/0	1/5	0.00
# Renter Households	0	0	0	0/0	1/0	1/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.114.220131844 (RDVA) 339 Holly LH25

Activity Title: 339 Holly Street (LBA)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2016

N/A

To Date

\$57,360.44

Total Budget

\$0.00

\$57,360.44

Total Obligated

\$0.00

\$57,360.44

Total Funds Drawdown

\$0.00

\$3,062.77

Program Funds Drawdown

\$0.00

\$2,142.77

Program Income Drawdown

\$0.00

\$920.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$5,723.13

COA/Fulton County Land Bank Authority

\$0.00

\$5,723.13

Match Contributed

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

339 Holly St. - This property was acquired in July 2010 by the Fulton County/City of Atlanta Land Bank Authority (LBA). LBA awarded this project to APD Solution in October 2012. APD Solutions has been unable to move this project forward and deeded the property back to LBA. LBA has identified Quest Community Development Organization (Quest) to redevelop this project. Quest is in the pre-development process and upon securing additional funding; LBA will transfer the property to Quest to start construction. It is anticipated that the transfer and construction of this property to Quest will occur 3rd quarter 2016.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 25210408.114.220131844 (RDVA) 339 Holly LMMI

Activity Title: 339 Holly Street (LBA)

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$229,441.77
Total Budget	\$0.00	\$229,441.77
Total Obligated	\$0.00	\$229,441.77
Total Funds Drawdown	\$0.00	\$228,439.55
Program Funds Drawdown	\$0.00	\$224,960.55
Program Income Drawdown	\$0.00	\$3,479.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$230,352.47
COA/Fulton County Land Bank Authority	\$0.00	\$230,352.47
Match Contributed	\$0.00	\$0.00

Activity Description:

To acquire, rehab and rent a multifamily complex to households below 120% AMI

Location Description:

Areas of Greatest Need in the City Limits of Atlanta

Activity Progress Narrative:

- 339 Holly St. - This property was acquired in July 2010 by the Fulton County/City of Atlanta Land Bank Authority (LBA). LBA awarded this project to APD Solution in October 2012. APD Solutions has been unable to move this project forward and deeded the property back to LBA. LBA has identified Quest Community Development Organization (Quest) to redevelop this project. Quest is in the pre-development process and upon securing additional funding; LBA will transfer the property to Quest to start construction. It is anticipated that the transfer and construction of this property to Quest will occur 3rd quarter 2016.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	9
Monitoring Visits	0	9
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	9